Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 318828 DEEDWARR
11/25/2019 09:32:30 AM 2 pgs
Fees: $13.00 Taxes: $1,239.13

20191125-0121319

State of Tennessee
County of Wilson

The actual consideration or value, whichever is greater, for this transfer is **$334,900.00.**

Affiant

Subscribed and sworn to before me, this the 22 day of November 2019.

Notary Public

My commission expires: 10/26/2020
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
MICHELLE MAZZANTI
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ANUPAM B. BHAKTA	FirstBank	084 01 O F 005.00 CO
2514 Colbert Drive	318 Seaboard Ln, Ste 265	
Nashville, TN 37206	Franklin TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER RYAN FRANCESCON AND ERICA FRANCESCON, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ANUPAM B. BHAKTA, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. 5 on the plan of Joule, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of Joule, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160815-0084729, and amended as Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being the same property conveyed to CHRISTOPHER RYAN FRANCESCON, UNMARRIED, by deed from JOULE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20180125-0007774, dated January 24, 2018, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 2514 Colbert Drive, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 22nd day of November, 2019.

Christopher R Francescon
CHRISTOPHER RYAN FRANCESCON

Erica R Francescon
ERICA FRANCESCON

State of Tennessee)

County of Davidson)

On this 22 day of November 2019, before me personally appeared, **CHRISTOPHER RYAN FRANCESCON AND ERICA FRANCESCON, HUSBAND AND WIFE,** to me known to be the persons described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 5.9.2023 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023